

RESOLUTION

IN RE: Comprehensive Plan Amendment (CPAM) 2005-0003, Upper Broad Run/Upper Foley Subareas

WHEREAS, the current comprehensive plan (*The Revised General Plan*), was adopted in 2001 and includes, among other planning policies, the designation of a Transition Policy Area including the Upper Broad Run and Upper Foley watersheds between the Rural and Suburban Policy Areas;

WHEREAS, in 2003, the Board of Supervisors adopted a new comprehensive zoning map that rezoned this portion of the Transition Policy Area to maintain pre-existing residential density while requiring clustered development in this area of the County;

WHEREAS, on April 20, 2004, the Board of Supervisors further amended *The Revised General Plan* to permit the extension of central water and sewer to better protect public health and safety in developments under existing zoning in this portion of the Transition Policy Area;

WHEREAS, upon receiving several proposals from landowners in this portion of the Transition Policy Area for amendments to the County's comprehensive plan, the Board of Supervisors directed a general review of land use policies for the Upper Broad Run and Upper Foley watersheds (CPAM 2005-0003, Upper Broad Run/Upper Foley Subareas);

WHEREAS, after careful deliberation, the Board of Supervisors finds it inadvisable to amend *The Revised General Plan* for this area as proposed and examined;

WHEREAS, the Board of Supervisors finds that the proposed amendments to *The Revised General Plan* would not create a balance of employment uses in conjunction with the proposed increase in residential densities; would create undue fiscal stress for the County to provide needed facilities and services; and are not necessary to address housing demands in the foreseeable future;

WHEREAS, the Board further finds that increasing the intensity of land uses in this portion of the Transition Policy Area would create unacceptable impacts on Route 50 at this time, particularly with the lack of state funding for transportation improvements; now therefore

BE IT RESOLVED, that the Board of Supervisors rejects Comprehensive Plan Amendment (CPAM) 2005-0003, Upper Broad Run/Upper Foley Subareas, and reaffirms the existing land use policies for this area as set out in *The Revised General Plan*. BE IT FURTHER RESOLVED, that this action encompasses all plan amendment proposals received from landowners in the area encompassed by CPAM 2005-0003.

Date:

Voting in Favor

Voting Against

Abstaining:

Absent: